



**CITY PLAN COMMISSION MEETING
1ST FLOOR CITY COUNCIL CHAMBERS
MAY 21, 2015
1:30 P.M.**

MINUTES

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Wright present and presiding and the following Commissioners answered roll call.

COMMISSIONERS PRESENT:

Commissioner Loweree
Commissioner Brannon
Commissioner Erickson
Commissioner Wright
Commissioner Ardivino
Commissioner Madrid

COMMISSIONERS ABSENT:

Commissioner Grambling
Commissioner Amoriello
Commissioner Landeros

AGENDA

Commissioner Ardivino read the rules into the record. David Coronado, Project Manager for Planning & Inspections, read the revisions to the agenda into the record.

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE** the agenda as amended.

AYES: Commissioner Loweree, Brannon, Erickson, Wright, Ardivino, and Madrid

NAYS: N/A

ABSTAIN: N/A

ABSENT: Commissioner Grambling, Amoriello, and Landeros

NOT PRESENT FOR THE VOTE: N/A

Motion passed.

I. CALL TO THE PUBLIC – PUBLIC COMMENT

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

NO ACTION WAS TAKEN.

.....

II. CONSENT AGENDA

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE, AS REVISED**, all matters listed under the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION**, unless otherwise noted. (Items approved, postponed, or deleted pursuant to the **CONSENT AGENDA AND REGULAR AGENDA - DISCUSSION AND ACTION** vote will be shown with an asterisk {*}).

Extension Request to Submit Recording Maps:

1. **SUSU15-00031:** Painted Sky at Mission Ridge - A portion of C.D. Stewart Survey No. 319 & Section No. 22, Block 79, Township 3, Texas & Pacific Railway Surveys, El Paso County, Texas
- Location: North of Eastlake Boulevard and East of Joe Battle Boulevard
Property Owner: Hunt Mission Ridge, LLC
Representative: CSA Design Group, Inc.
District: ETJ (Adjacent to District 6)
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

***ACTION:** Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU15-00031**.

Motion passed.

.....

III. REGULAR AGENDA - DISCUSSION AND ACTION:

Subdivision Applications:

SUBDIVISION MAP APPROVAL:

NOTICE TO THE PUBLIC AND APPLICANTS:

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

Major Preliminary:

2. **SUSU15-00024:** Edgemere Subdivision Extension - A portion of Sections 7 and 18, Block 78, Township 2, El Paso County, Texas
- Location: South of David and East of Tim Floyd
Property Owner: Ranchos Real XV, LLC., El Paso County
Representative: Conde, Inc.
District: ETJ (Adjacent to District 5)
Staff Contact: Jeff Howell, (915) 212-1607, howelljb@elpasotexas.gov

POSTPONED FROM 04/23/15

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **DELETE SUSU15-00024.**

Motion passed.

.....

Major Combination:

3. **SUSU15-00030:** Desert Pass Unit 3 – A portion of Tract 3A, A. F. Miller Survey No. 210, City of El Paso, El Paso County, Texas
- Location: North of I-10 and West of Resler
Existing Zoning: C-3/sc (Commercial/special contract)
Property Owner: Camino Real Investments I LTD
Representative: Conde, Inc.
District: 8
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to subdivide approximately .7 acres of vacant land on the city's west side. This subdivision was reviewed under current code and no exceptions or waivers have been requested. Staff recommends approval of Desert Pass Unit 3 on a Major Combination basis.

Conrad Conde with Conde, Inc., concurred with staff's comments.

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU15-00030.**

Motion passed.

.....

PUBLIC HEARING Resubdivision Combination:

4. **SUSU15-00006:** River Run Unit 2 Replat A - Lots 1 through 5, Block 3, and all of Lots 1 through 17, Block 5, River Run Unit 2; including a portion of Duckett Road and Bir Court, City of El Paso, El Paso County, Texas
- Location: North of Country Club, East of Upper Valley
Existing Zoning: R-2/spc (Residential/special protective condition)
Property Owner: Welch Gordon Inc.
Representative: SLI Engineering, Inc.
District: 1
Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE SUSU15-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 4, 2015.**

Motion passed.

.....

5. **SUSU15-00029:** Ankerson Subdivision – A portion of Lots 2, Block 1, Kingsley Subdivision and Tracts 5B and 5C, out of Section 9, Block 81, Township Texas and Pacific Railway Co. Surveys, City of El Paso, El Paso County, Texas
- Location: East of US54 and South of Hondo Pass
- Existing Zoning: C-3/c/sc/sp (Commercial/condition/special contract/special permit)
- Property Owner: Hondo Pass Investment, LLC
- Representative: SLI Engineering, Inc.
- District: 2
- Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant has requested a waiver to improvements associated with the hike and bike along Hondo Pass Avenue, and a waiver to allow the existing improvements along Anderson Street to remain. Staff recommends approval of both waivers and approval of Ankerson Subdivision on a resubdivision combination basis.

Georges Halloul with SLI Engineering concurred with staff's comments but requested that the Land Development comments be revised to read as follow: **Coordinate the drainage comments according to the existing master drainage plan.**

Anna Castillo with Land Development noted that they are in agreement with Mr. Halloul's comments and will coordinate with Mr. Halloul on the drainage improvements.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUSU15-00029 WITH THE REQUEST THAT THE APPLICANT COORDINATE WITH LAND DEVELOPMENT REGARDNIG DRAINAGE IMPROVEMENTS.**

Motion passed.

PUBLIC HEARING Right-of-Way Vacation:

6. **SURW15-00006:** Fewel Street Alley Vacation (Vilas School) - 20 foot alley, Block 32, second revised map of Sunset Heights addition, City of El Paso, El Paso County, Texas
- Location: West of Fewel between Mundy and Missouri
- Property Owner: El Paso Independent School District
- Representative: FXSA
- District: 8
- Staff Contact: Joaquin Rodriguez, (915) 212-1608, rodriguezjx3@elpasotexas.gov

Joaquin Rodriguez, Planner, gave a presentation and noted that the applicant proposes to vacate the entire width of an alley between Fewel Street and Lawton Drive within Block 32, Second Revised Map of Sunset Heights Addition. Staff received no support or opposition to this request. Staff recommends approval of Fewel Street Alley Vacation with the condition to retain a utility easement.

Adrian Stresow with the El Paso independent School District concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Brannon, and unanimously carried to **APPROVE SURW15-00006.**

Motion passed.

.....
PUBLIC HEARING Easement Vacation:

- 7. **SUET15-00001:** 25 Apache Crest Easement Vacation - Lot 5, Block 1, Sierra Crest Replat "B", an addition to the City of El Paso, El Paso County, Texas
 - Location: North of Robinson & East of Okeefe
 - Property Owner: Douglas Chan
 - Representative: Blanca Ramos
 - District: 1
 - Staff Contact: Alfredo Austin, (915) 212-1604, austinaj@elpasotexas.gov

Alfredo Austin, Planner, gave a presentation and noted that this is an application to vacate a portion of a public utility easement located in Lot 5, Block 10, Sierra Crest Replat B. The applicant is requesting the easement vacation in order to build over the current easement location. Staff received no adverse comments from the reviewing departments. Staff recommends approval of the Easement Vacation for 25 Apache Crest.

Blanca Ramos concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Madrid, and unanimously carried to **APPROVE SUET15-00001.**

Motion passed.

- 8. **SUET15-00003:** Fred Wilson Easement Dedication – Public easement being a portion of Lots 1 thru 4, a portion of Tract 1, Block 89-A and a portion of vacated Copia Street Right-of-Way, all in first revised plat of Logan Heights Addition, City of El Paso, El Paso County, Texas
 - Location: 3359 Fred Wilson
 - Property Owner: Integra El Paso, LLC
 - Representative: SLI Engineering, Inc.
 - District: 2
 - Staff Contact: Nelson Ortiz, (915) 212-1606, ortiznx@elpasotexas.gov

Nelson Ortiz, Senior Planner, gave a presentation and noted that the applicant proposes to dedicate an easement along the edge of the property and adjacent to the Fred Wilson and Alabama rights-of-way. Staff recommends approval of the Fred Wilson Easement Dedication.

Georges Halloul with SLI Engineering concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE SUET15-00003.**

Motion passed.

.....

PUBLIC HEARING Rezoning Applications:

9. **PZRZ14-00005:** Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
- Location: East and West of Global Reach and North of Montana
Zoning: M-1 (Manufacturing)
Request: M-1 (Manufacturing) to C-4 (Commercial)
Existing Use: Vacant
Proposed Use: Commercial
Property Owner: City of El Paso, Texas
Representative: Brock & Bustillos Inc.
District: 2
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
- POSTPONED FROM 04/23/15, AND MAY 7, 2015**

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 9 AND 21 TOGETHER (ITEM 21 FIRST, FOLLOWED BY ITEM 9)**

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that the property owner is requesting a rezoning from M-1 (Manufacturing) to C-4 (Commercial) to allow future commercial use of the property. Staff did not receive any communication in support or in opposition to the rezoning request. Staff recommends approval of rezoning the subject property from M-1 (Manufacturing) to C-4 (Commercial) as well as approval of the comprehensive plan change.

Sam Rodriguez, Assistant Director for the El Paso Airport, noted that a large portion of the airport, adjacent to the golf course, is zoned SmartCode. He concurred with staff's comments.

Roman Bustillos, with Brock & Bustillos, concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2nd MOTION:

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZRZ14-00005 AND ITEM 21.**

Motion passed.

.....

10. **PZRZ14-00050:** All of Tract 4G, E.L. De Shazo Survey 218, City of El Paso, El Paso County, Texas
 Location: East of N. Mesa Street and South of Castellano Drive
 Zoning: R-3 (Residential)
 Request: From R-3 (Residential) to C-4 (Commercial)
 Existing Use: Vacant
 Proposed Use: Large contractor's yard
 Property Owner: MALBER, LLC.
 Representative: Ray Mancera
 District: 1
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-3 (Residential) to C-4 (Commercial) in order to allow for a large contractor's yard. Staff did not receive any phone calls or letters in support or opposition to the rezoning request. Staff recommends denial of rezoning the subject property from R-3 (Residential) to C-4 (Commercial).

Ray Mancera, representing the owner, noted that there is a 1957 covenant between the owner and the El Paso Electric Company that prohibits any development of that property. He noted that they are willing to accept any condition that the City Plan Commission is willing to impose.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Ardivino, and unanimously carried to **DENY PZRZ14-00050**.

Motion passed.

11. **PZRZ15-00005:** Portion of Lot 18, Block 26, Regal Crest Unit 5 Replat "A", City of El Paso, El Paso County, Texas
 Location: 851 Thorn Avenue
 Zoning: R-3 (Residential)
 Request: From R-3 (Residential) to R-MU (Residential Mixed Use)
 Existing Use: Church
 Proposed Use: Church and Apartments
 Property Owner: Grace Baptist Church
 Representative: Tom Aber
 District: 1
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

POSTPONED FROM MAY 7, 2015

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from R-3 (Residential) to R-MU (Residential Mixed-Use) and approval of a Master Zoning Plan (MZP) Report. Staff received one letter and a petition with 67 signatures in opposition. Staff recommends approval of rezoning the subject property from R-3 (Residential) to R-MU (Residential Mixed Use) and the approval of the Master Zoning Plan.

Kevin Huckabee concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request.

- William Menapace spoke in opposition to this request noting that if the subject property is rezoned to R-MU, this will depreciate the value of his property. He also noted that he had given Mr. Michael McElroy a petition with signatures opposing this rezoning.

ACTION: Motion made by Commissioner Loweree, seconded by Commissioner Brannon, and unanimously carried to **APPROVE PZRZ15-00005 WITH THE CONDITION THAT THE PROPERTY HAVE A HEIGHT LIMIT OF 25’ AND A DENSITY LIMIT OF NO MORE THAN 24’ AND IMPOSE A 10’ LANDSCAPE BUFFER WITH TREES SPACED AT EVERY 25’ FEET ON ALL SIDES THAT ABUT THE RESIDENTIAL PROPERTY.**

Motion passed.

-
12. **PZRZ15-00007:** Lots 5 and 6 and a portion of Lots 4 and 7, Block 43, Hart’s Survey No. 9, City of El Paso, El Paso County, Texas
 Location: 311 Montana Avenue
 Zoning: A-2 (Apartment) and C-4 (Commercial)
 Request: From A-2 (Apartment) to C-1 (Commercial)
 Existing Use: Retail
 Proposed Use: Retail
 Property Owner: MIMA Properties L.L.C.
 Representative: Conde, Inc.
 District: 8
 Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
POSTPONED FROM 04/09/15, 04/23/15, AND MAY 7, 2015

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **POSTPONE PZRZ15-00007 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF JUNE 4, 2015.**

Motion passed.

-
13. **PZRZ15-00010:** Lots 18 - 20, Block 4, Eastside Industrial District Unit One, City of El Paso, El Paso County, Texas
 Location: 1010 Wall Street
 Zoning: M-1/sc (Light Manufacturing/special contract)
 Request: From M-1/sc (Light Manufacturing/special contract) to P-I (Planned Industrial)
 Existing Use: Exercise facility (indoor), office, and truck repair station
 Proposed Use: Exercise facility (indoor), office, and truck repair station
 Property Owner: Clan Sandy Properties, LLC
 Representative: Jaime Montoya
 District: 3
 Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 13 AND 18 TOGETHER.**

Motion passed.

Art Rubio, Planner, gave a presentation and noted that the applicant is requesting to rezone the subject property from M-1/sc (Manufacturing/special contract) to P-1 (Planned Industrial). This application is related to zoning condition release application PZCR15-00004. Staff did not receive any phone calls or letters in support or opposition to the rezoning request. Staff recommends approval.

Jaime Montoya, representing Clan Sandy Properties, concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZRZ15-00010 AND PZCR15-00004.**

Motion passed.

-
14. **PZRZ15-00011:** Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
- Location: 35 North Resler Drive
Zoning: P-R 2/sc (Planned Residential II/special contract)
Request: From P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial) (Related to PZCR15-00002)
- Existing Use: Vacant
Proposed Use: Self-storage and light retail
Property Owner: Armour Self Storage I, Limited Partnership
Representative: Etzold & Co (David Etzold)
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 20, 14, AND 17 TOGETHER (ITEM 20 FIRST, FOLLOWED BY ITEMS 14 AND 17).**

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting a rezoning from P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial). Staff did not receive any phone calls or letters in support or opposition to either the rezoning or the special contract release request. Staff recommends approval of the rezoning from P-R 2/sc (Planned Residential II/special contract) to C-2 (Commercial) with the condition stated on the staff report.

Lupe Cuellar with EPWU answered the question as to whether or not the city is going to acquire the remainder of the arroyo. One thing that EPWU has done with all the arroyos that OSAB wants them to acquire is to meet with the property owners and see if they want to close or sell the arroyo to the EPWU.

David Etzold gave a presentation and noted that OSAB unanimously approved this case. He noted that Mr. Wakeem, OSAB chairman, is very much in favor of this request.

Roman Bustillos with Brock & Bustillos addressed the drainage issues.

John Cooper noted that their intent is to avoid any contact with city property.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZRZ15-00011**.

Motion passed.

.....
PUBLIC HEARING Special Permit Applications:

15. **PZST15-00004:** Portion of Tract 13, Sunland Gardens, City of El Paso, El Paso County, Texas
Location: 8844 Sunland Road
Zoning: R-4 (Residential)
Request: Infill Development / Lot Width and Area Reduction
Existing Use: Duplex
Proposed Use: Duplex
Property Owners: Manuel Granados and Guillermina L. Granados
Representative: Mario Maturino
District: 6
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the request is for a special permit and detailed site plan approval. Staff did not receive any communication in support or opposition to the special permit request. Staff recommends approval of the special permit request.

Manuel Granados concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Erickson, and unanimously carried to **APPROVE PZST15-00004**.

Motion passed.

-
16. **PZST15-00013:** All of Lot 17 and West 1/2 of Lot 18, Block 58, Map of Franklin Heights Addition, City of El Paso, El Paso County, Texas
Location: 1701 E. Yandell Drive
Zoning: C-4 (Commercial)
Request: Infill Development - side yard and side street yard setbacks reduction and parking reduction
Existing Use: Business office
Proposed Use: Business office, expansion
Property Owner: PCM Capital Investments, LLC.
Representative: GA Architecture, Inc.
District: 8
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

Michael McElroy, Planner, gave a presentation and noted that the applicant is requesting a special permit for infill development and detailed site development plan review. The applicant has submitted a parking study as part of the request for a 100 percent parking reduction. Staff has not received any letters or phone calls in support or opposition of the special permit request. Staff recommends approval of the requests for special permit and detailed site development plan review, for infill development, and 100 percent parking reduction.

Cruz Monroy, with GA Architecture, concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardovino, and unanimously carried to **APPROVE PZST15-00013.**

Motion passed.

.....
PUBLIC HEARING Zoning Condition Release Application:

17. **PZCR15-00002:** Parcel 1: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Parcel 2: Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Location: 135 North Resler Drive
Zoning: P-R 2/sc (Planned Residential II/special contract)
Request: Release of all conditions imposed by special contract attached to Ordinance No. 8107, dated December 23, 1984 (Related to PZRZ15-00011)
Existing Use: Vacant
Proposed Use: Self-storage and light retail
Property Owner: Armour Self Storage I, Limited Partnership
Representative: Etzold & Co (David Etzold)
District: 8
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 20, 14, AND 17 TOGETHER (ITEM 20 FIRST, FOLLOWED BY ITEMS 14 AND 17).**

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that Ordinance 8058, approved by City Council on May 29, 1984, rezoned the property from A-2 (Apartment) to PR-II (Planned Residential 2) and imposed conditions through a special contract. Staff recommends approval of releasing the special contract conditions as they are no longer applicable to any proposed or expected development.

David Etzold concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **APPROVE PZCR15-00002.**

Motion passed.

-
18. **PZCR15-00004:** Lots 18 - 20, Block 4, Eastside Industrial District Unit One, City of El Paso, El Paso County, Texas
- Location: 1010 Wall Street
Zoning: M-1 (Light Manufacturing/special condition)
Request: Release of all conditions imposed by special contract dated October 23, 1956
- Existing Use: Exercise facility (indoor), office, and truck repair station
Proposed Use: Exercise facility (indoor), office, and truck repair station
Property Owner: Clan Sandy Properties, LLC
Representative: Jaime Montoya
District: 3
Staff Contact: Andrew Salloum, (915) 212-1613, salloumam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 13 AND 18 TOGETHER.**

Motion passed.

Andrew Salloum, Planner, gave a presentation and noted that the applicant is requesting to release all conditions imposed on the property by special contract. The conditions imposed by the rezoning special contract are either current code requirements, are no longer applicable, or have been satisfied. Staff recommends approval of the condition release request.

Jaime Montoya, representing Clan Sandy Properties, concurred with staff's comments.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Madrid, seconded by Commissioner Loweree, and unanimously carried to **APPROVE PZRZ15-00010 AND PZCR15-00004.**

Motion passed.

.....

Other Business:

19. Discussion and action on the City Plan Commission minutes for:
May 7, 2015

ACTION: Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MAY 7, 2015.**

Motion passed.

.....

20. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as a Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas and Portion of Tract 10J, A.F. Miller Survey No. 211, City of El Paso, El Paso County, Texas
Staff Contact: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 20, 14, AND 17 TOGETHER (ITEM 20 FIRST, FOLLOWED BY ITEMS 14 AND 17).**

Motion passed.

David Coronado introduced Anne Antonini as a new planner with the Planning & Inspections Department.

Anne Antonini, Planner, gave a presentation and noted that the request is for a Comprehensive Plan Amendment Future Land Use Map Designation Amendment from O-2 (Natural) to G-4 (Suburban Walkable). This request accompanies rezoning request PZRZ15-00011 as well as a conditions release request which will be presented in conjunction with the rezoning request. Staff recommends approval of the Comprehensive Plan Amendment Future Land Use Map Designation Amendment request as it furthers the goals of Plan El Paso, the City's Comprehensive Plan.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Brannon, seconded by Commissioner Madrid, and unanimously carried to **APPROVE AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN "PLAN EL PASO" FOR THE PROPERTY LEGALLY DESCRIBED AS A PORTION OF TRACT 10J, A.F. MILLER SURVEY NO. 211, CITY OF EL PASO, EL PASO COUNTY, TEXAS AND PORTION OF TRACT 10J, A.F. MILLER SURVEY NO. 211, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

Motion passed.

-
21. Discussion and action of an ordinance amending the future land use map contained in "Plan El Paso" for the property legally described as Parcel 1: Portion of Lot 2, Block 1, Butterfield Trail Aviation Park Unit Two, and a portion of Sections 34 and 35, Block 80, Township 2, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas; and, Parcel 2: Portion of Lot 2, Block 2, Butterfield Trail Aviation Park Unit Two, City of El Paso, El Paso County, Texas
Staff Contact: Michael McElroy, (915) 212-1612, mcelroyms@elpasotexas.gov
POSTPONED FROM 04/23/15, AND MAY 7, 2015

1ST MOTION:

***ACTION:** Motion made by Commissioner Ardovino, seconded by Commissioner Erickson, and unanimously carried to **CONSIDER ITEMS 9 AND 21 TOGETHER (ITEM 21 FIRST, FOLLOWED BY ITEM 9)**

Motion passed.

Michael McElroy, Planner, gave a presentation and noted that the property is classified as O-7 Urban Expansion but if the comprehensive change is approved it would become a G-4 classification.

Commissioner Wright asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

2ND MOTION:

ACTION: Motion made by Commissioner Erickson, seconded by Commissioner Ardivino, and unanimously carried to **APPROVE PZRZ14-00005 AND AN ORDINANCE AMENDING THE FUTURE LAND USE MAP CONTAINED IN “PLAN EL PASO” FOR THE PROPERTY LEGALLY DESCRIBED AS PARCEL 1: PORTION OF LOT 2, BLOCK 1, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, AND A PORTION OF SECTIONS 34 AND 35, BLOCK 80, TOWNSHIP 2, TEXAS AND PACIFIC RAILWAY COMPANY SURVEYS, CITY OF EL PASO, EL PASO COUNTY, TEXAS; AND, PARCEL 2: PORTION OF LOT 2, BLOCK 2, BUTTERFIELD TRAIL AVIATION PARK UNIT TWO, CITY OF EL PASO, EL PASO COUNTY, TEXAS.**

Motion passed.

.....

22. Discussion and action on an Ordinance amending Title 20 (Zoning), Article IV On Premise Signs, Chapter 20.18 (Sign Regulations) Section 20.18.400 to revise sign standards and requirements from (R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU or I-MU) residential zoning districts to (R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, PMD) residential zoning districts of the El Paso City Code.
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **DELETE AN ORDINANCE AMENDING TITLE 20 (ZONING), ARTICLE IV ON PREMISE SIGNS, CHAPTER 20.18 (SIGN REGULATIONS) SECTION 20.18.400 TO REVISE SIGN STANDARDS AND REQUIREMENTS FROM (R-F, R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, RMH, PMD, A-1, A-2, A-3, A-4, A-M, A-3/O, A-O, R-MU, G-MU OR I-MU) RESIDENTIAL ZONING DISTRICTS TO (R-1, R-2, R-2A, R-3, R-3A, R-4, R-5, P-RI, P-RII, PMD) RESIDENTIAL ZONING DISTRICTS OF THE EL PASO CITY CODE.**

Motion passed.

.....

23. Discussion and action on an Ordinance amending Title 20 (Zoning), Chapter 20.10 (Supplemental Use Regulations) Section 20.10.680 (Temporary Uses), Sub Section (C.), (3) Temporary Places of Assembly to include P-I (Planned Industrial) zone district and Appendix A (Table of Permissible Uses) of the El Paso City Code to allow athletic facilities (indoor) and sports arena, in M-1 (Light Manufacturing) zone district and temporary places of assembly, and heavy truck repair, in P-I (Planned Industrial) zone district.
Staff Contact: Arturo Rubio, (915) 212-1613, rubioax@elpasotexas.gov

***ACTION:** Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to **DELETE AN ORDINANCE AMENDING TITLE 20 (ZONING), CHAPTER 20.10 (SUPPLEMENTAL USE REGULATIONS) SECTION 20.10.680 (TEMPORARY USES), SUB SECTION (C.), (3) TEMPORARY PLACES OF ASSEMBLY TO INCLUDE P-I (PLANNED INDUSTRIAL) ZONE DISTRICT AND APPENDIX A (TABLE OF PERMISSIBLE USES) OF THE EL PASO CITY CODE TO ALLOW ATHLETIC FACILITIES (INDOOR) AND SPORTS ARENA, IN M-1 (LIGHT MANUFACTURING) ZONE DISTRICT AND TEMPORARY PLACES OF ASSEMBLY, AND HEAVY TRUCK REPAIR, IN P-I (PLANNED INDUSTRIAL) ZONE DISTRICT.**

Motion passed.

.....

Carlos Gallinar, Deputy Director for Planning & Inspections, asked the commission if they would consider moving the July 2nd CPC meeting to July 9th, since the city offices will be closed on Thursday, July 2nd, 2015. Staff will post an item on the next City Plan Commission agenda for discussion and action.

.....

Commissioner Ardivino thanked staff for such a phenomenal job in putting together the ECO conference. Staff will relay this information to Ms. Laura Foster.

.....

ADJOURNMENT:

Motion made by Commissioner Ardivino, seconded by Commissioner Erickson, and unanimously carried to adjourn this meeting at 4:05 p.m.

Approved as to form:

Carlos Gallinar, Executive Secretary, City Plan Commission